Will Business Displace Homes in Manhattan Below 59th Street In Next 10 Years?

260,000 Population Decrease in Last Decade Only Beginning of Exodus, Startling Analysis Shows.

Former Residents, "Crowded Out," Are Moving to Brooklyn, the Bronx and Even to New Jersey; "Uptown" Districts Showing Only Population Gains, and These Less Than Downtown Losses.

This is the first of an interesting series of articles on New York prepared for The Evening World by Major Joseph Caccavajo. C.E., D.S., who has made an exhaustice study of conditions in this city. Rusiness, amusements, finance, building, population are among the subjects to which he will bring a vast array of figures in comparison. The facts he will present every New Yorker should know

By Major Joseph Caccavajo, C. E., D. S.

HE decrease in population on Manhattan Island below 59th Street dur-Ing the last ten years was greater than the increase in population in any but three cities in the entire country and exceeded the gain in any one of thirty-six States.

The combined population of the Boroughs of Bronx and Richmond in 1900 was not equal to the loss in lower Manhattan in the last decade. Withn the lifetime of many men now living the entire population of the old City of New York was less than the loss below Columbus Circle since 1910,

POPULATION, BOROUGH

OF MANHATTAN, CENSUS

OF 1920.

107,022

94,080 103,166 90,165 85,486

76,008 100,879

76.5982 74.895 88,787

Treal 2.284,103 14,038 192 NOTES-(1) includes Governor's Island,

NO acros: Bedioe's island, 11 scres, and like Island, 10 acros. (2) includes Blackwell's Island, 124 acros.

includes Central Pack, 50th to 971

628 aures, includes Central Park, 97th to 110th

4) includes Contral Park, 1972; to 110st
5, 215 acres.

(5) includes Ward's Island, 234 acres.

(6) includes Handall's Island, 143 acres
no sainten Mendows, 21 acres.

(7) includes Marble H.H. 72 acres.

Park areas other than Central Park hav been deducted or the population acre would be materially higher

411(4)

Los Angeles increased 257,425 in ten years, over 211 per cent., and now ranks tenth in the list of American cities, The 1920 census shows 260,000 less population on Manhattan Island south of 50t. Street than were living there. A. 1919. The sovereign State of Sevada has less than 80,000 populaon, which may give some idea of e proportions which the exodus from anhattan has assumed.

Only a few years ago many more an ordinarily well informed New Yorkers took violent exception to the statement that Manbattan would one gay be the least populated borough so far ds the census figures would show, and that eventually that section of the City of New York, popularly referred to as "Little Old New York," will he comparable to the Old City of London, ruled over by the bewigged and bedazzling Lord Mayor, where less than 20,000 people reside, though the bisiness hours find millions doing business there.

Nonzie thirteen years ago, in October, 190s, the writer of this article in an address before real estate men. stated: "The time is fast approaching when Manhattan Island will have reached the limit of its population, in fact as business buildings crowd out the residences on their rapid march uptown, the population will rather decrease than increase. On account of its prox mity to the business sections of Manhattan, we may look forward to see Brooklyn within a very few years greatly outnumber Manhattan in population.

was taken. The results gave Mannattan an increase of nearly half a tillion over 1900, but the inevitable us come to pass even sooner than predicted. Manhattan Borough hich showed an increase of nearly alf a million between 1900 and 1910, decreased nearly 50,000 between 1910 and 1920.

"The extension of the subway to Harlem Washington Heights and the Fort George sections caused great developments of these territories and provided homes for many residents of Lower Manhattan who were driven north by the march of progress and of the last decade and the conditions

and as the value of real estate, as than it actually was in the lower everything else, depends upon the supply and demand, the ranta necessary to maintain property in Lower the demolition or conversion of tens

laylight" population of Manhattan robably exceeds 5.000,000 persons. here are over 350,000 out of town

eight square miles, between the courts have sustained the restrictions preventing the erection of business buildings in the contion of the much needed subsections of Murray Hill. This decision, however, was made upon the basis of a soon after the census of 1910 a maken—the handicaps occasioned at by the outbreak of the war in European conflict—the failure to have of the United States into the private restrictions which have for buildings due to the private restrictions which have been in the courts for interpretation of the United States into the private restrictions which have been in the courts for interpretation for the number of buildings which can be constructed in other sections.

It will take some time of course bediened in the private restrictions which have for the full the boroughs will be will display to the night good of the United States into the private restrictions which have for the full the some time of course bediened the private restrictions which have says he is going to live to be a hunder of the United States into the private restrictions which have for the full the some time of course bediened the private restrictions which have says he is going to live to be a hunder of the United States into the can be constructed in other sections.

It will take some time of course bediened the private restrictions which have fore the number of buildings which can be constructed in other sections of the United States into the private restrictions which have fore the number of buildings which can be constructed in other sections.

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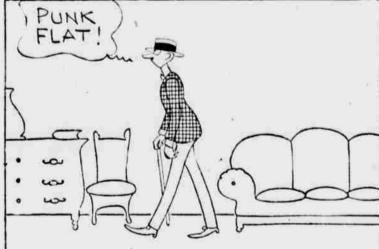
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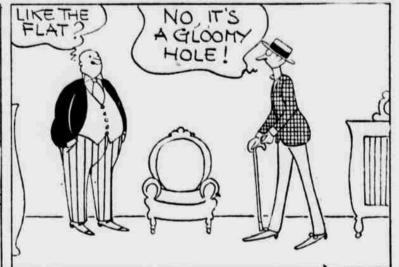
It will take some t

Can You Beat It! By Maurice Ketten













Signs of Hope

Cheer Up! Nothing Is So Bad That It Couldn't Be Worse!

Just Remember, Neighbor, It Costs You Nothing to Smile Except the Semi-Annual Dentist's Bill.

By Neal R. O'Hara

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title of our country 'tis of clothe all the cannibals in the world. have all gone home. Stocks have raise enough veal to supply the weathered the cold spell and are get- world with chicken sandwiches. We ting above zero. The necessaries of yield enough petroleum to supply the iife have come down with a thud- Standard Oil Company with extra you can get 'em cheaper if you're stock dividends. But we are a wastea wholesaler. Every one should be ful Nation, too. We raise a billionmerrier than a Christmas in Mon-dollar crop of wheat and make it

The bluebird has chased the raven lose a constitutional amendment or that croaks. The dove of peace necties in Columbia's coiffure. The par- two and still maintain our happy

success. Dollar-a-year guys gave us airships that wouldn't fly and steameight-bits-a-year boys loped gave up everything. Now we know gave up everything that wasn't nailed down. Columbus discovered

ama Canal cost \$600,000,000. If Eu- a \$2 stocking. Automobiles are now rope pays us the interest she owes within reach of the auto thieves. Auus we can build another canal from thors are putting more pep in their Sandy Hook to San Diego. It looks mixed metaphors, and the landlords like the war was fought C. O. D. We are writing some great mystery stuff delivered in haste and collect at leis- in the form of October leases. You ure. Europe's leisure. If we don't don't have to worry about the landhave the next war till this one is lord. For the more he gets the lespaid for it looks like we're going to see pays. So cheer up, neighbor. It have permanent peace.

PTIMISM should be the song spend on bathing suits alone would thee. The dollar-a-year men Our resources are boundless. We into breakfast food.

rots are getting full rations of crack- mien. Nothing is so had that it ers and the cuckoos are working ful; couldn't be worse. Except bome time again, with extra chirps on the stewed booch. That couldn't be worse without exploding. But there are still oodles of things to enthuse Shipping Board deficits make our the populace. Suppose that woman aircraft programme look like a grand had been fashioned from the hip of man instead of from his rib. Sup pose this country annexed Canada ships that wouldn't float. Goes to and there wasn't any border line show that the old adage is correct. Suppose the bootleggers went out on you can't have everything. When strike and the Copper Trust quit making copper coils. There are into Washington they claimed they worse things in this world than the laws Congress has passed. It's hard they were telling the truth. They to think of 'em offhand, but we're sure that there are worse things.

Don't listen to chimes that the an-America, but those guys auctioned it vil swingers play. There are other things to cheer you up. Motor car But still there is hope. The Pan- prices are dropping like stitches in costs you nothing to smile except This is a rich country. What we the semi-annual dentist's bill.

Courtship and Marriage

but cannot have a wedding on

AR MISS VINCENT: In about a week I am going out West on a long pleasure trip. A young whom I have known for several years declared his love, desiring me to answer 'yes' immediately. I accepted his offer,

They take the chance—the chance

always seek to have her forget them.

if he has, he lacks the stamina of

of unhappiness in the domestic same path do not look upon it

Why not ask himself the question, that often leads to happiness. no matter what this woman has done. The man who stops to think that

I venture to say, if the truth were actions, never question whether they

Let him look his own past squarely chance is a "weak sister," in my

far will be measure up to this "mod and how they will affect him, but

question whether women are good. I would reiterate that this man who

mistakes and had gone the so-called her?" has no love for the woman; or

But the men who go along this which real men are made,

At any rate, who is this man that get a dual standards

in the face and see what kind of a humble judgment.

account of the recent death of my mother. Don't you think we ought to be married before I leave for my trip? M. L. G."

I think it would be rather strange for you to marry and then take a trip like that alone. Unless your pridegroom can afford to go with you I should advise you to take your trip first and wed when you return.

"Dear Miss Vincent: Would like to know if it is customary for a young man to present a gift to a young girl who is about to take a trip. If so, would you please suggest something appro-priate? IN DOUBT."

Yes, indeed, it is proper, provided you use good taste. A carefully selected bouquet, a choice box of chocolates or bonbons, a basket of wrong at all, and there is where we you At any rate, who is this man that the beginning the substance these columns the substance the woman has done?

At any rate, who is this man that get a dos, the big men of to-day, the fruit a box of writing paper, with the men who rise to big moments and big suggestion that she write, a well-known novel, a batch of manazines or known novel, a batch of manazines or any little gift which is girlish would ry or anything to wear.

"Dear Miss Vincent: I am seventeen years old and have been going with a chap ten years my senior. His manner and speech toward me are perfectly charming and he takes me out to all sorts of amusements and parties. However, he avoids dancing with me and, although I have plenty of partners, this wor-ries me a great deal. I know all the modern dances and I am ce tain he likes me, for he has told me so many times. Could you tell me what to do? Y. L. L."

dance with you! But seriously, I should advise you to speak to him about this. Tell him you would much prefer him for a partner.

Group Exercises for Summer Health

Specially Arranged by Doris Doscher

Copyright, 1971, by the Frem Publishing Co. 5.—SWAYING BALANCE STEP WITH UPWARD STRETCH.

ONE! Clasp hands over head.

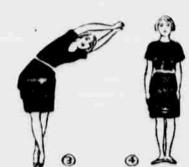
TWO! Sway the body toward the

THREE! Sway the body toward he left from the waist. FOUR. Uncrose feet. Heels . to-gether. Hands at side.

This upward movement of the arms, by raising the centre of gravity, increams the difficulty of assistaining the equilibrium, especially on so nar-

To-day's group leason will be bound to afford you a great amount of mer difficult, doubly so because you must numbers, to give variety.





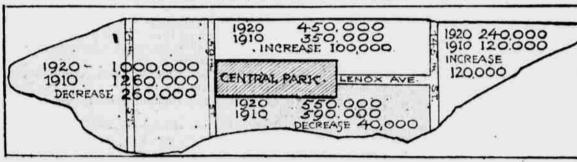
riment as well as great benefit. In ing from side to side is the severest of the body or a graceful walk that the illustration the exercise tooks very test of all. Line up. Number off your by learning how to balance the weight e.c., but when you start to perform group. Have the even numbers sway of the body. The first attempts may the exercise you will find that it is in the opposite direction to the odd be ludicrous, but this exercise in

suand on your toes with your feet. Balance and poise are the founda- elasticity of step which you are crossed. The upward stretch of the tions of grace so I know you will all the athlete or dancer

quered will do much to give was

arms increases the difficulty of main- be interested in this lesson. There is Another exercise will be given 8.4 taining your balance; then the bend- no better way to gain a fine carriage unday.

n population." This was before the census of 1910 HOW TEN YEARS SHIFTED MANHATTAN'S POPULATION TOTAL POPULATION, 1910, 2,331,542; 1920, 2,284,103; DECREASE, 47,439.



excessive rents.

"As the territory in Upper Manhattan and the other boroughs, as well as in nearby New Jersey, becomes more densely populated, the demand for additional business buildings to house the wenters during to house the wenters during the tree ways as the value of real estate, as the renter of the last decade and the conditions had continued favorable to the conditions had continued favorable to the conditions broughs, there is every reason to believe that many more of the old type tenements in Manhattan would have been demolished to make way for modern business buildings and the conditions had continued favorable to the conditions had contin

demand, the rents necession of tense of thousands of out-of-date tenement will make residence there of thousands of out-of-date tenement by ear."

The exocus will become the demolition or conversion of tense of thousands of out-of-date tenement by the exocus will become the buildings, and in addition many of the buildings, and in addition many of the buildings listed as new law tense are sure to make way for exceeds 5.000,000 persons, stand in districts rapidly being described as the commercial structures because they commercial struct

residential districts. In addition to the resident population, those coming odd corners and near-attics where the other boroughs to the ness sections each business day resent 5 per cent, of the entire pulation of the forty-eight States, and successful and above the pulation of the forty-eight States, and successful and pwded for many hours each day into New York Central Terminal on Park are not less than twenty-two Avenue where so many of the great are miles. As a matter of fact the charjority of this immense population may be found during business and palatial apartment houses have been erected in recent years will optimistic remarks," said Mr. Jarr. The probably retain their residential charges of the downth my quoting Mr. Ford's curable optimist. "No matter what optimistic remarks," said Mr. Jarr. The paid off over ninety millions, or eight square miles, between the courts have sustained the restriction of business are coming, and that reminds are and talk Street.

The Jarr Family By Roy L. McCardell

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obably exceeds 5,000,000 persons, stand in districts appear of the same of the

ora strike or a purchasers' we are no better off than we were walkout," said Mr. Jarr, look.

Stryver said her husband was so Ford says so."

to her. Well, if you can get clothes And if he is hesitating over the matlike that when your husband isn't ter, the love he thinks he has will not
"Oh, that's all right for him to say, making money, I can only say I wish last.

"No matter what

The Good Man and the Bad Woman By Sophie Irene Loeb

times worse.

wrone nath

MAN writes me in answer to soheme.

man by marrying him. He wants to I venture to say, if the truth were are worthy of a woman told, he has probably done a thousand are worthy of a woman. that you cannot reform a woman by He goes on to explain that he has

helped a woman who had been lead- in the past, since she shows a desire he is so much herter than a woman ing "a devil-may-care life" till he to do right, "Am I worthy of her?" and has not the courage to take this undertook to rescue her from the

He says that she has expressed a reflection it gives to him of his own. A man who honestly loves a woman desire to live down the past and start deeds, or rather misdeeds. Just how will never think of her past mistakes

Also, he is in love with her and ern Magdalen"? wants to marry her, his friendship. It stekens me to death to have men and to think only the best of her. having developed into this state. His query is to the effect that he enough for them because somewhere professes to love this woman and

might be unwise to marry her be- in their early lives they had made asks the question, "Should I marry cause of her past acts. If this man really loved the woman he would not ask this question. He would act upon his feeling for her And if he is besitating over the mat-

ask the woman to marry him and not

be fully prepared to forget the past The traredies of the day are written bout the couples who have married

and are forever throwing up the past a each other.

This is one of the biggest elements

GOING DOWN!

DEAR EMPLOYEE: The cause he pays for your mistakes.

Further, he is paying yor to do what he has not the time to without you. It is just as sensir to try to argue with him, as t would be for him to try to argue or talk back to himself. Stop arguing. The boss is ALWAYS right!

ALPALFA SMTTH